



**BHARATBHAI K. SUTHAR**

(Advocate)

Address : F - 401, Shrinath Avenue, Gota,  
Ahmedabad. Mo. No. 92288 88392

## **TITLE CERTIFICATE & REPORT**

To,

**Lavish Realty, a partnership firm**

E-4, Divine Highland, Near JBR Residency,  
Science City Road, Sola, Ahmedabad - 380060.

Ref : In the matter of investigation to the title of non – agricultural land bearing Final Plot No. 106 admeasuring 2100 sq. mts. of T. P. Scheme No. 72 (Tragad – Zundal) (Preliminary scheme) comprised of Survey No. 440 admeasuring 3499 sq. mts., (now included in City Survey Record and its City Survey Ward – Zundal, sheet No. NA99, City Survey No. NA440/P2) situate, lying and being at Mouje – Zundal, Taluka – Gandhinagar in the Registration District of Gandhinagar and Sub - District of Gandhinagar in the State of Gujarat belonging to **Lavish Realty, a partnership firm.**

In Pursuance of your instruction to investigate the title of the aforesaid property, I have caused searches to be taken of relevant revenue records available from the office of the Sub Registrar of Assurances for a period of last about thirty years. I have also perused the following papers, documents, evidences produced before us & I have relied on the facts mentioned therein believing the same to be true.

**Notes:**

- I. We have examined that Revenue Talati, Zundal Village Panchayat has issued certificate dated 06-06-2022 and



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certified that papers relating to mutation entry No. 1808, 1838 and 2081 are not available in the record of the said office.

II. We have examined that, the Mamlatdar, Gandhinagar vide latter dated 08-06-2022 informed that 7/12 abstract of Survey No. 440 from the year 1961-62 to 1971-72 are not available of the record of the office.



- 1 It has been observed by us that, the land bearing Survey No. 440 admeasuring Acre 1-07 Guntha was owned and occupied by Lila Dholaji prior to the year – 1955 meaning thereby he was the occupier of the said land within the meaning of sub section 16 of section 3 of land revenue code as is expressly corroborated and evidenced by 7/12 abstract of the said land of the year 1951-1952.
- 2 It has been observed by us that, the land in question was declared as "FRAGMENT LAND" in accordance with provision of Sections- 5 and 6 of "THE BOMBAY PREVENTION OF FRAGMENTATION AND CONSOLIDATION OF HOLDING ACT-1947" as is expressly corroborated and evidenced by certified mutation entry No. 1642 dated 01-10-1951.
- 3 It has been observed by us that, the holder of the said land namely Lilaji Dholaji had died intestate prior to about eight years leaving behind him his lineal descendants as (1) Maganji Lilaji and (2) Saluji Lilaji and hence, their names were brought on the revenue record upon succession right as is expressly



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corroborated and evidenced by certified mutation entry No. 1808 dated 23-12-1952.

- 4 It has been observed by us that, the land bearing Survey No. 440 was owned and occupied by Maganji Lilaji and Saluji Lilaji but Mangaji Havji Dholaji was having  $\frac{1}{2}$  share in the said land and hence, the name of the Mangaji Havji Dholaji was entered in the revenue record of the said land as is expressly corroborated and evidenced by certified mutation entry No. 1838 dated 02-12-1953.
- 5 It has been observed by us that, the land bearing survey No. 440 and others were held by (1) Thakor Mangaji Havji, (2) Thakor Maganji Lilaji Dholaji and (3) Thakor Saluji Lilaji Dholaji in joint holding but their joint property was distributed earlier and land bearing Survey No.440 was belonging to Thakor Mangaji Havji independently and hence the names of Thakor Maganji Lilaji and Saluji Lilaji were deleted from the Revenue record of the said land as is expressly corroborated and evidenced by certified mutation entry No. 2081 dated 24-03-1954.
- 6 It has been observed by us that, in pursuance of the land acquisition proceedings, the District Inspector Land Record, Ahmedabad conducted the process of KJP and issued Durasti Patrak No. 13 and Durasti Patrak No. 14 vide their order bearing No. KJP No. 13/14 and according to the Durasti Patrak No. 13, the area of the land bearing Survey No. 440 was fixed to the extent of 3954 sq. mts., after deduction of the land admeasuring 800 sq. mts. and according to the Durasti Patrak No. 14 the area



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of land bearing Survey No. 440 was fixed to the extent of 3499 sq. mts. after deduction of land admeasuring 455 sq. mts., towards land acquisition for the purpose of Narmada Canal Project as is expressly corroborated and evidenced by certified mutation entry No. 3643 dated 12-09-1983.

- 7 It has been observed by us that, by Sale-Deed dated : 18-07-2006 executed by Mangaji Havjiji Thakor as vendor in his capacity as holder of the agricultural land bearing Survey No. 440 admeasuring 3499 sq. mts., in favour of (1) Amratbhai Bhalabhai Desai and (2) Arvindbhai Ganpatbhai Patel registered with the Office of the Sub – Registrar of Assurances at Gandhinagar under Sr. No. 7519, agricultural land bearing Survey No. 440 admeasuring 3499 sq. mts., was sold to (1) Amratbhai Bhalabhai Desai and (2) Arvindbhai Ganpatbhai Patel.

By virtue of aforesaid Sale Deed, the names of (1) Amratbhai Bhalabhai Desai and (2) Arvindbhai Ganpatbhai Patel were entered as occupiers as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 5337 dated 04-08-2006.

- 8 It has been observed by us that, by Sale-Deed dated 11-09-2006 executed by (1) Amratbhai Bhalabhai Rabari and (2) Arvindbhai Ganpatbhai Patel as vendors in their capacity as holders of the agricultural land bearing Survey No. 440 admeasuring 3499 sq. mts., in favour of Arvindbhai Chunilal Patel registered with the Office of the Sub – Registrar of Assurances



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at Gandhinagar under Sr. No. 9250, agricultural land bearing Survey No. 440 admeasuring 3499 sq. mts., was sold to Arvindbhai Chunilal Patel.

By virtue of aforesaid Sale Deed, the name of Arvindbhai Chunilal Patel was entered as occupier as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 5458 dated 18-01-2007.

- 9 It has been observed by us that, by Sale-Deed dated 29-03-2008 executed by Arvindbhai Chunilal Patel as vendor in his capacity as holder of the agricultural land bearing Survey No. 440 admeasuring 3499 sq. mts., in favour of Patel Babubhai Ishwarbhai registered with the Office of the Sub – Registrar of Assurances at Gandhinagar under Sr. No. 6329, agricultural land bearing Survey No. 440 admeasuring 3499 sq. mts., was sold to Patel Babubhai Ishwarbhai.

By virtue of aforesaid Sale Deed, the name of Patel Babubhai Ishwarbhai was entered as occupier as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 5793 dated 12-04-2008.

- 10 It has been observed by us that, by Sale-Deed dated 01-09-2010 executed by Patel Babubhai Ishwarbhai as vendor in his capacity as holder of the agricultural land bearing Survey No. 440 admeasuring 3499 sq. mts., in favour of (1) Tusharbhai



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Dasharathbhai Bhatt and (2) Rameshbhai Maganbhai Patel registered with the Office of the Sub – Registrar of Assurances at Gandhinagar under Sr. No. 16291, agricultural land bearing Survey No. 440 admeasuring 3499 sq. mts., was sold to (1) Tusharbhai Dasharathbhai Bhatt and (2) Rameshbhai Maganbhai Patel.

By virtue of aforesaid Sale Deed, the names of (1) Tusharbhai Dasharathbhai Bhatt and (2) Rameshbhai Maganbhai Patel were entered as occupiers as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 6412 dated 15-09-2010.

11 It has been observed by us that, the joint holder of the said land namely Rameshbhai Maganbhai Patel had voluntarily waived relinquished his right, title, claim of ½ share i.e. 1749.5 sq.mts., persisting in the land bearing Survey No. 440 admeasuring 3499 sq. mts. paikee admeasuring undivided 1749.5 sq. mts. in favour of Tusharbhai Dasharathbhai Bhatt by executing Deed of Release registered in the Office of Sub-Registrar of Assurances at Gandhinagar under Sr. No. 106 dated 04-01-2012 as is expressly corroborated and evidenced by certified mutation entry No. 6975 dated 13-06-2012.

12 It has been observed by us that, as reflected in mutation entry No. 3643, the land bearing survey No. 440 paikee 800 sq.mts., and 455 sq.mts., was acquired for the purpose of Narmada Project and land of other Survey Numbers was also acquired for the purpose of Narmada Project but as per the Provision of



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Section 17 (A) OF Land Acquisition Act-1994, unutilised acquisition land can be used for other purpose for public purpose and hence the government has taken policy decision to transfer such unutilised land in the name of Gujarat Housing Board for implementation of affordable Housing Project and hence the said land was transferred in the name of Commissioner, Gujarat Housing Board as is expressly corroborated by rejected mutation entry No. 8098 dated 04-05-2016.

- 13 It has been observed by us that, the provisions of the Gujarat Town Planning and Urban Development Act-1976 were made applicable to the land bearing Survey No. 440 paikee admeasuring 3499 sq.mts., by merging into Draft Town Planning Scheme No. 72 (Tragad – Zundal) (Preliminary scheme) and land bearing Survey No. 440 paikee is given Final Plot No. 106 and its area is fixed to the extent of 2100 sq. mts., and Form-F is issued in accordance with the Provision of Rules 21 & 35 of the Gujarat Town Planning and Urban Development Rules-1979 enacted under the said act.
- 14 It has been observed by us that, the holder of said land had submitted an application to the District Collector, Gandhinagar for obtaining non-agricultural use permission and on consideration of said application, the District Collector, Gandhinagar passed order bearing No. 1113 / 06 / 03 / 057 / 2022 dated 04-05-2022 and granted non-agricultural use permission to the land bearing Final Plot No. 106 admeasuring 2100 sq. mts. of T.P. Scheme No. 72 (Tragad – Zundal) comprised of Survey No. 440 admeasuring 3499 sq. mts. in accordance with THE PROVISION OF SECTION-



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65, 66, AND 67 OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES -100,101 OF THE GUJARAT LAND REVENUE RULES-1972 as is expressly corroborated by certified mutation entry No. 10613 dated 04-05-2022.

- 15 It has been observed by us that, the land under investigation i.e. Land bearing Survey No. 440 admeasuring 3499 sq.mts., paikee (Final plot No. 106 admeasuring 2100 sq.mts.,) was converted into non-agricultural land as reflected in Mutation entry No. 10613 and property card has been prepared and hence, direction was issued to close 7 / 12 abstract of the said land and said land was included in City Survey Ward – Zundal (N.A.) Sheet No. NA99 and its City Survey Number is NA440/P2 as is expressly corroborated and evidenced by certified mutation entry No. 10621 dated 12-05-2022.
- 16 It has been observed by us that, by Sale-Deed dated : 12-08-2022 executed by Tusharbhair Dashrathbhair Bhatt as vendor in his capacity as holder of the non-agricultural land bearing Survey No. 440 admeasuring 3499 sq. mts. (City Survey Number is NA440/P2 admeasuring 2100 sq.mtrs.), in favour of Lavish Realty, a partnership firm registered with the Office of the Sub – Registrar of Assurances at Gandhinagar under Sr. No. 36418, non-agricultural land bearing Survey No. 440 admeasuring 3499 sq. mts. (City Survey Number is NA440/P2 admeasuring 2100 sq.mtrs.), was sold to Lavish Realty, a partnership firm.

By virtue of aforesaid Sale Deed, the name of Lavish Realty, a partnership firm was entered as occupier as defined in Sub



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Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by pencil mutation entry No. 39 dated 16-12-2022. which is yet to be certified by the competent authority.

- 17 We have furnished with records of rights [Gam Namuna No. 7-12, Gam Namuna No. 6 (A)] showing the above referred land is held by you as owners.
- 18 The report is not complete reports of the entire revenue records and records of the Sub-Registrar, Report refers to records relevant to understand the devolution of title, to ascertain, If any charge of encumbrance is subsisting and / or continuing in the records for details, facts and particulars, relevant documents, papers, writings and records to be referred.
- 19 This report on title is based on the revenue record given by you and available (Index-II) only of Sub-Registrar, Gandhinagar.
- 20 This report is merely and opinion of the undersigned and not at all conclusive proof or evidence of title and shall not be used as an evidence or proof, if any proceedings or collateral proceedings in court and / or before government of Semi-Government officer. Also for the negligency of lackness in the word of searches, the undersigned shall not be a held responsible in any case.
- 21 As informed to us, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending



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proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land adversely affecting the titles.

**UNDER THE CIRCUMSTANCES, We hereby certify that** in respect to non – agricultural land bearing Final Plot No. 106 admeasuring 2100 sq. mts. of T. P. Scheme No. 72 (Tragad – Zundal) (Preliminary scheme) comprised of Survey No. 440 admeasuring 3499 sq. mts., (now included in City Survey Record and its City Survey Ward – Zundal, sheet No. NA99, City Survey No. NA440/P2) situate, lying and being at Mouje – Zundal, Taluka – Gandhinagar in the Registration District of Gandhinagar and Sub - District of Gandhinagar in the State of Gujarat is belonging to **Lavish Realty, a partnership firm** and the title is clear and marketable and free from all encumbrances and attachments or any kind of encumbrances without any reasonable doubts and charges, subject to....

1. Usual Declaration on title being made at the time of Transfer & fulfillment of the conditions laid down in N. A. Order and revisions made thereof, if any.
2. Laws Applicable and in force to effect legally and properly regarding sale, transfer, or any other transaction with respect to the said land / property / project / units.

Place : Ahmedabad.

Date : January 21, 2023.

**Bharat Kantilal Suthar, Advocate**

**Enrolment No. G / 582 / 1994.**

**BHARAT K. SUTHAR**

B.Com, LL.B., (Advocate)

F/401, Shreenath Avenue,  
Opp. Vandemantram Township,  
Nr. Vishwas City, New S.G. Road,  
Chandlodaya Road, Gota, A'bad



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**TITLE CERTIFICATE**

Ref : Title Clearance Certificate of non – agricultural land bearing Final Plot No. 106 admeasuring 2100 sq. mts. of T. P. Scheme No. 72 (Tragad – Zundal) (Preliminary scheme) comprised of Survey No. 440 admeasuring 3499 sq. mts., (now included in City Survey Record and its City Survey Ward – Zundal, sheet No. NA99, City Survey No. NA440/P2) situate, lying and being at Mouje – Zundal, Taluka – Gandhinagar in the Registration District of Gandhinagar and Sub - District of Gandhinagar in the State of Gujarat belonging to **Lavish Realty, a partnership firm.**

Under the instruction of my client I have investigated the title of above mentioned land and Search taken by our office clerk and he has taken last 30 years search of revenue record and sub registrar record index - II register, Some of Sub-registrar record damages or not available.

I have investigated the title of non – agricultural land bearing Final Plot No. 106 admeasuring 2100 sq. mts. of T. P. Scheme No. 72 (Tragad – Zundal) (Preliminary scheme) comprised of Survey No. 440 admeasuring 3499 sq. mts., (now included in City Survey Record and its City Survey Ward – Zundal, sheet No. NA99, City Survey No. NA440/P2) situate, lying and being at Mouje – Zundal, Taluka – Gandhinagar in the Registration District of Gandhinagar and Sub - District of Gandhinagar in the State of Gujarat and belonging to **Lavish Realty, a partnership firm** and more particularly described in the schedule and



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I certify that the titles of this land is clear, marketable and free from any charges encumbrances and also free from reasonable doubts subject to.

1. Usual Declaration on title being made at the time of Transfer & fulfillment of the conditions laid down in N. A. Order and revisions made thereof, if any.

Place : Ahmedabad.

Date : January 21, 2023.

Bharat Kantilal Suthar, Advocate

Enrolment No. G / 582 / 1994.

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F/401, B.Com, LL.B., (Advocate)  
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**NON - ENCUMBRANCE CERTIFICATE**

**Lavish Realty, a partnership firm**

E-4, Divine Highland, Near JBR Residency,  
Science City Road, Sola, Ahmedabad - 380060.

This is to certify that the scheme of Residential & Commercial units known as " **IMPERIA LAVISH** " situated non – agricultural land bearing Final Plot No. 106 admeasuring 2100 sq. mts. of T. P. Scheme No. 72 (Tragad – Zundal) (Preliminary scheme) comprised of Survey No. 440 admeasuring 3499 sq. mts., (now included in City Survey Record and its City Survey Ward – Zundal, sheet No. NA99, City Survey No. NA440/P2) situate, lying and being at Mouje – Zundal, Taluka – Gandhinagar in the Registration District of Gandhinagar and Sub - District of Gandhinagar in the State of Gujarat and further it is developed by **Lavish Realty, a partnership firm**.

Pursuant of scrutiny of records of said land we have not found of any charge created on said land by **Lavish Realty, a partnership firm** and land owner / developer has not borrowed loan against charge of said entire land and / or construction / project standing thereon with any bank, company or financial institution and land is having clear and marketable title as per Title Certificate & encumbrance free.

This is further stated that it is not a Title Certificate and hereby certify I have issued this Certificate only on the basis of available records of land in question.

Place : Ahmedabad.

Date : January 21, 2023.

**Bharatbhai K. Suthar. Advocate**

**Enrolment No. G / 582 / 1994.**

Note :- This Certificate is issued on the basis of Search Report obtained from Sub - Registrar Office and This Certificate does not contains units sold or agreed to sell by above said firm and bankers of the such allottee members.

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Opp. Vandemantram Township,  
Nr. Vishwas City, New S.G. Road,  
Chandlodaya Road, Gota, A'bad

**Inspector General of Registration**  
**Revenue Department, Government of Gujarat**  
**અરજી પહોંચ**

મિલકત નું વર્ણન : સર્વે નંબર 440, ટી.પી. સ્કીમ નંબર - 72 (ત્રાગડ - ઝુંડાલ) માં સમાવેશ કરી ને ફાળવેલ  
ફાઈનલ પ્લોટ નંબર - 106 (સીટી સર્વે નંબર - NA440/P2)

Search in : ઝુંડાલ /ZUNDAL

|            |                 |           |           |           |      |
|------------|-----------------|-----------|-----------|-----------|------|
| પહોંચ નંબર | ૨૦૨૩૦૪૮૦૦૦૦૪૫૧૦ | અરજી નંબર | ૧૮૧૨      | અરજી વર્ષ | ૨૦૨૩ |
| તારીખ      | ૧૮              | માહે      | જાન્યુઆરી | સને       | ૨૦૨૩ |

રજુ કરનારનું નામ BALCHANDBHAI K PATEL

ટ્રાન્ઝેક્સન નંબર 20230118130229401

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....  
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....  
શેરોની નકલ કરવા માટે ફી.....  
ટપાલ ખર્ચ.....  
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....  
શોધ અગર તપાસણી.....વર્ષ : 1994 થી 2023  
દંડ કલમ-૨૫.....  
કલમ-૩૪ (કલમ-૫૭).....  
નકલ ફી ફોલીયો.....  
ઈન્ડેક્સ-૨ ફી.....  
અન્ય ફી .....



|                |        |
|----------------|--------|
| કુલ એકંદરે રૂ. | ૪૧૦.૦૦ |
|----------------|--------|

અંકે રૂપિયા ચાર સો દસ પુરા

SURESHBHAI PRABHATBHAI DESAI  
સબ રજીસ્ટ્રાર  
ગાંધીનગર

ઇન્સપેક્ટર જનરલ આફ રજીસ્ટ્રેશન (મહાનગર પાલિકા - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : BALCHANDBHAI K PATEL અરજી નંબર : 1912 ગામ નું નામ : ZUNDAL

Search Year : 2007 - 2023 મિલકતનું વર્ણન : સર્વે નંબર 440, ટી.પી. સ્કીમ નંબર - 72 (ત્રાગડ - ઝુંડાલ) માં સમાવેશ કરી ને ફાળવેલ ફાઇનલ પ્લોટ નંબર - 106 (સીટી સર્વે નંબર - NA440/P2)

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar માં -30 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમાં તા. 18/01/2023 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાંની કોઇપણ માહિતી સંબંધ મા નુકસાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ.

| દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું) | સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર(જો કંઈ પણ હોય તો)                                                                                                                                                                                    | ક્ષેત્રફળ                                                                                                                                                                                                                                   | આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.                                                        | દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ | દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ | સહીની તારીખ નોંધણીની તારીખ | દસ્તાવેજ નંબર | શેરો |
|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------------|---------------|------|
| માલિકી દસ્તાવેજ/વેચાણ રૂ. 12000000.00                                                              | બ્લોક/સર્વે નં. 326/2 ની 3440 ચો.મી. ટી.પી. નં. 234 ફાળવોટ નં. 151 "ગંગા રેસીડન્સી" બ્લોક નં. બી. ફ્રેસ્ટ ફ્લોર, કુકમ નં. 106, 51.07 ચો.મી. કારપેટ એરીયા (વિધાઉટ એક્સટર્નલ વોલ) તથા 21.44 ચો.મી. વગર વહેંચણેલો વરાડો પડતો હક્ક સહીતની મોલકત | બ્લોક/સર્વે નં. 326/2 ની 3440 ચો.મી. ટી.પી. નં. 234 ફાળવોટ નં. 151 "ગંગા રેસીડન્સી" બ્લોક નં. બી. ફ્રેસ્ટ ફ્લોર, કુકમ નં. 106, 51.07 ચો.મી. કારપેટ એરીયા (વિધાઉટ એક્સટર્નલ વોલ) તથા 21.44 ચો.મી. વગર વહેંચણેલો વરાડો પડતો હક્ક સહીતની મોલકત | ગંગા ડેવલોપર્સ એ નામની ભાગીદારી પેઢી વતીથી અને તરફથી વહીવટકર્તા ભાગીદાર ચિમનભાઈ મરઘાભાઈ પટેલ | ચિમનભાઈ મરઘાભાઈ પટેલ H.U.F.                                                                           | 05-08-2020                                                                                       | 12364                      |               |      |

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20230118130229401 Date 18/01/2023 થી મળેલ છે.



સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Gandhinagar Gandhinagar

વિનં. તારીખ : 18/01/2023 16:47:44

ઇન્સપેક્ટર જનરલ આફ રજીસ્ટ્રેશન (મહેસાણા જિલ્લા - ગુજરાત રાજ્ય)

મિલ્કત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : BALCHANDBHAI K PATEL અરજી નંબર : 1912 ગામ નું નામ : ZUNDAL

Search Year : 2007 - 2023 મિલ્કતનું વર્ણન : સર્વે નંબર 440, ટી.પી. સ્કીમ નંબર - 72 (ત્રાગડ - ઝુંડાલ) માં સમાવેશ કરી ને ફાઇનલ પ્લોટ નંબર - 106 (સીટી સર્વે નંબર - NA440/P2)

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -30 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલ્કત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમા તા. 18/01/2023 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધ મા નુકસાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ.

| દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું) | સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર(જો કંઈ પણ હોય તો)                                                                                                                                                     | ક્ષેત્રફળ | આકાર અથવા જુડી આપવામાં આવે ત્યારે તે. | દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ | દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ | સહીની તારીખ નોંધણીની તારીખ   | દસ્તાવેજ નંબર | શેરો |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------|---------------|------|
| માલિકી ફેરખત/વિચારણા<br><br>રૂ.95000000.00                                                         | સર્વે નં-440 ની ચો.મી.3499 ની જમીન ટી.પી. સ્કીમ નં-72 ફાઇનલ પ્લોટ નં-106 ની 2100 ચો.મી.બિનખેતીની જમીન કે જેનો સીટી સર્વે વોર્ડ-ઝુંડાલ(બીનખેતી)માં સમાવેશ કરીને સીટી સર્વે નં-એનએ440/પેટી2 ની બીનખેતીની જમીન. |           |                                       | તુષારભાઈ દશરથભાઈ ભટ્ટ                                                                                | LAVISH REALTY                                                                                   | 12-08-2022<br><br>12-08-2022 | 36418         |      |

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20230118130229401 Date 18/01/2023 થી મળેલ છે.



સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Gandhinagar Gandhinagar

પિન્ન: તારીખ : 18/01/2023 16:47:48